

CHANCERY COURT SALE
SATURDAY, DECEMBER 19, 2015, AT 10:01 A.M.
PEDRO MARTINEZ, JR., VS. DOROTHY MARTINEZ
224 OLD LEE HIGHWAY
EIDSON, TN

DIRECTIONS: From Rogersville at junction with Hwy. 70/94, bear right toward Kyles Ford; approx. 6 miles and turn right on Old Lee Highway; approx. 1 mile and turn right in front of three mailboxes on left (one is green and 2 are gray); go to top of hill. Watch for signs.

DESCRIPTION: WHAT A BEAUTY!!! 2 parcels containing 8.03+/- acres improved with a 3-story white siding home with green shutters; pine walls; front porch and 2 back porches with view of large pond stocked with bass, catfish, perch and your own personal otter; lots of storage including 2 outbuildings and storage areas on bottom level; spring and well house; heat pump; nice large front porch looking out on good garden spot, cherry trees, apple trees, blueberry, black and red raspberry, blackberry, dewberry, strawberry patches; lower level has large room with wood stove, laundry room, large sink, large storage room, closet; 2nd level has LR with 2 ceiling fans; 1 BA; DR with 2 ceiling fans w/dbl lights; kitchen with stove and microwave, canning room, large walk-in pantry, coat closet; 3rd level has 2 BR, one with dressing/sitting room, large walk-in closet in hall, large BA w/whirlpool tub and separate shower.

SALE LOCATION: ON PREMISES

TERMS OF SALE: 10% down on the date of sale with the balance due on or before 30 days from date of sale. Free from and in bar of the equity of redemption and all statutory rights of redemption. Note with approved security will be required of the purchaser and a lien on the land as further and additional security

ALL PROPERTY WILL BE SOLD “AS IS” WITH NO WARRANTIES AS TO THE CONDITION OF THE PROPERTY OR ANY IMPROVEMENTS OR FIXTURES THEREON OR THEREIN, AND WITH NO REPRESENTATION BEING MADE AS TO THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE REAL PROPERTY. SALE IS SUBJECT TO CONFIRMATION OF HAWKINS COUNTY CHANCERY COURT. Lead base paint inspection, if desired, must be done 10 days prior to sale or a waiver must be signed by successful bidder sale day. (Said property will be sold subject to all rights-of-way and easements, applicable building/zoning regulations, any restrictive covenants, as well as any defects including structural defects and/or contamination, if any, which may exist. The Special Commissioner has undertaken NO inspections, examination or clean-up of the subject property.)

Holly Jaynes, Special Commissioner
423-272-8150

Announcements made on day of sale take precedence over printed matter.